



Association of Bay Area Governments



Technical Assistance
for Local Planning

HOUSING

As you arrive, please

- (i) change your name in zoom to include your affiliation, like
Ada Chan, ABAG
- (ii) answer the poll.

We'll get started at 9:02



Housing Element Webinar Series | May 11, 2021



Association of Bay Area Governments



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Incorporating Environmental Justice and Safety into your Housing Element

Requirements, resources and considerations related to safety and environmental justice plans and what they mean in the context of a housing element update.

*Cohosted
by*

Association of Bay Area Governments
California Office of Planning & Research

Housing Element Webinar Series | May 11, 2021

AGENDA

1. Welcome and introductions

Ada Chan, ABAG

2. Nuts and bolts of integrated planning: safety and environmental justice elements

Erik de Kok, OPR

Michael Germeraad, ABAG

3. Integrated planning in practice, perspectives from cities and counties

Mary Jeyaprakash, Sunnyvale

Jack Liebster, Marin

Will Nelson, Contra Costa

4. Breakout room activity

5. Next Steps

Resources: Available Now



Housing Needs Data Packets

Housing Element Site Selection (HESS) Tool BETA

“What is a Housing Element?” Briefer Template

Housing Element Timeline Template

Housing Element RFP Template

Housing Element Incentives & Consequences



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Resources: Coming Soon



Housing Element Webinar Series

ON THE BOOKS

- May 18 Sites for Savants - A deep dive into the sites inventory
- May 25 Engage How To! Introduction to Best Remote Meeting Practices & Tools
- June 8 Integrating Resilience into your Housing Element Update

COMING SOON

Affirmatively Furthering Fair Housing
Meeting Strategies and Tactics
Tips for Certifiable Success

Today's Goals

You walk away primed to lead a conversation about integrated planning at a future internal department or housing element team meeting.

- a) You understand and get questions answered about relevant state requirements
- b) You hear the different ways other Bay Area cities are approaching integrated planning
- c) You know how to navigate to resources to guide your decisions.

Nuts and bolts of integrated planning Safety and Environmental Justice Elements

Presented by Erik de Kok (OPR), Michael Germeraad (ABAG)

- What are these elements? Why integrated planning?
- What are the state planning requirements for EJ and Safety?
- What are the paths to integrated planning?

General Plan Safety and Environmental Justice Elements: “Nuts and Bolts”

MTC/ABAG Webinar

May 11, 2021

Presented by:

Erik de Kok, AICP

Program Manager, Planning & Community Development

OPR

erik.dekok@opr.ca.gov



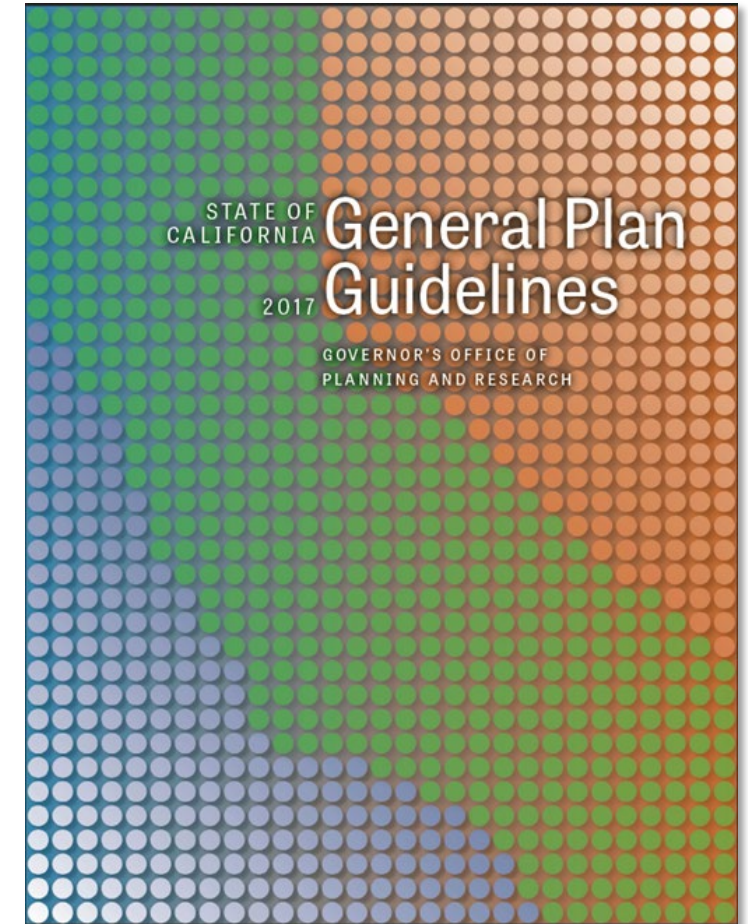
General Plan Elements

Required Elements

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety
- Air Quality*
- Environmental Justice*

Topical Considerations

- Climate Change
- Public Health
- Equity
- Resilience
- Economic Development
- Community Engagement
- Implementation



Broad Criteria for General Plans

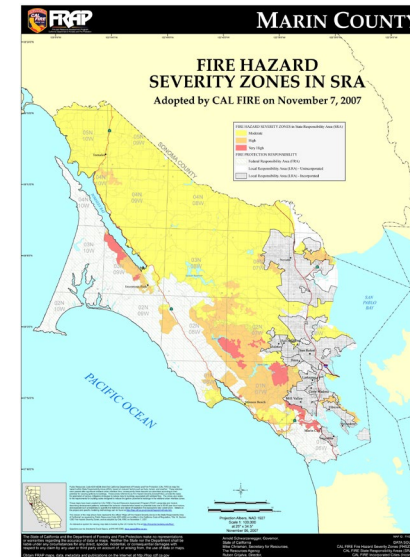
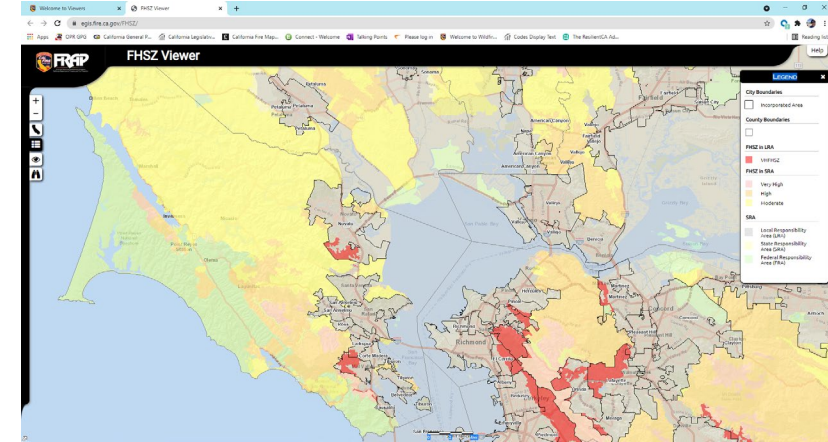
- A general plan must be **comprehensive in scale**
 - All geographic areas within jurisdiction
 - Land outside boundaries that, in the local agency's judgment, bears relation to its planning.
 - Regional issues and context
- Horizontal and vertical consistency:
 - Horizontal: A general plan **must be internally consistent across all elements**
 - Vertical: **Other local agency plans, codes, and ordinances must be consistent with** and serve to implement the general plan vision, goals and policies

Safety Element: Climate Adaptation

- **SB 379 (2015)** – safety element must address **climate vulnerability and adaptation**
 - Timing: upon next update to the **local hazard mitigation plan** on or after January 1, 2017; or, by January 1, 2022 if your agency has not adopted a local hazard mitigation plan.
 - May incorporate other plans by reference (e.g., LHMP, climate adaptation plan, or other plan(s) that meet the specific statutory requirements).
- **SB 1035 (2018)** – requires review and update to flood, fire hazards, and climate adaptation portions of the safety element **every 8 years**
 - Timing: upon next **housing element update**

Safety Element: Wildfire

- **SB 1241 (2012):** Added mandatory wildfire requirements for jurisdictions in State Responsibility Area and Very High Fire Hazard Severity Zones in Local Responsibility Areas
 - **189 cities and 56 counties** statewide meet these criteria
 - **Timing:** safety element must be updated **upon next housing element update on or after January 1, 2014**
- See OPR's updated **Fire Hazard Planning Technical Advisory** for specific guidance



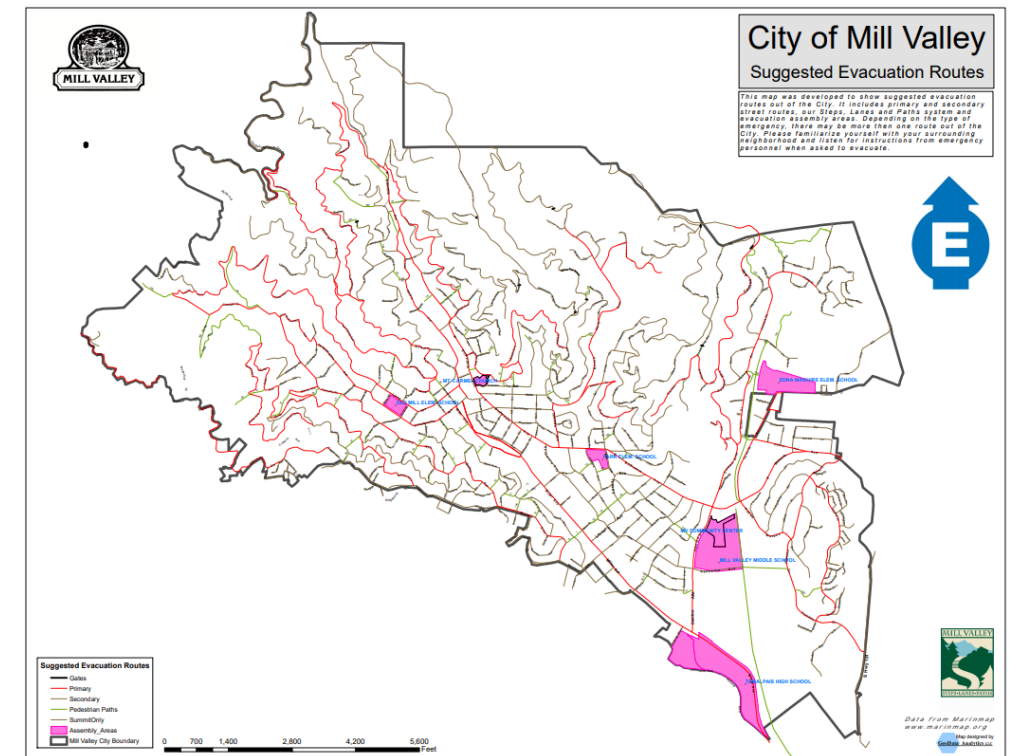
Safety Element: Evacuation Routes

AB 747 (Levine, 2019)

- Safety element must identify evacuation routes and their **capacity, safety, and viability under a range of emergency scenarios.**
- **Timing:** Upon the next revision of a LHMP on or after January 1, 2022, or, on or before January 1, 2022 if a local jurisdiction has not adopted a LHMP

SB 99 (Nielsen, 2019)

- Safety element must **identify residential developments in hazard areas that do not have at least two emergency evacuation routes**
- **Timing:** upon the next revision of the **housing element** on or after January 1, 2020



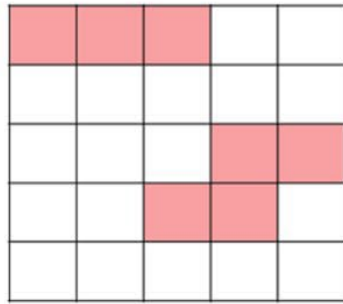
Source: <https://www.cityofmillvalley.org/>

SB 1000 (Leyva, 2016)

- Requires cities and counties with disadvantaged communities to address environmental justice (EJ) in their general plans
- May be a separate EJ element, or integrated into other general plan elements, or both
- **Timing:** upon adoption or revision of two or more elements concurrently on or after January 1, 2018
- **OPR released updated EJ guidance in 2020**, supersedes prior EJ guidance in 2017 General Plan Guidelines

Identifying Disadvantaged Communities

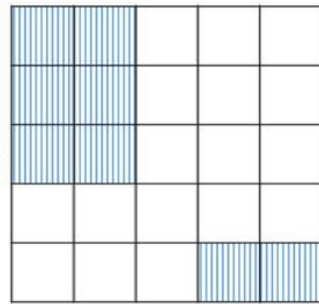
A. Check CalEnviroScreen



1.

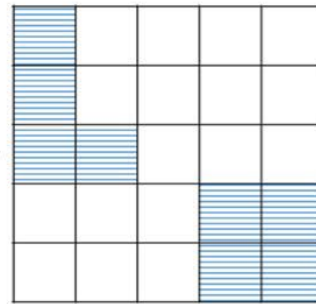
Map the planning area census tracts that have a combined score of 75% or higher in CalEnviroScreen.

B. Analyze local low-income population characteristics



2.

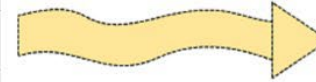
Map the planning area census tracts at or below statewide median income.



3.

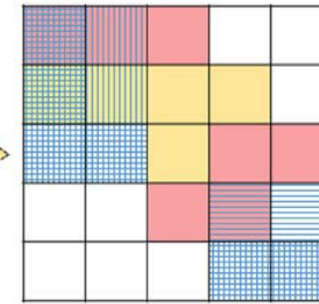
Map the area at or below the Department of Housing and Community Development's state income limits.

C. Analyze Local Pollution & Health Data + Engage Community

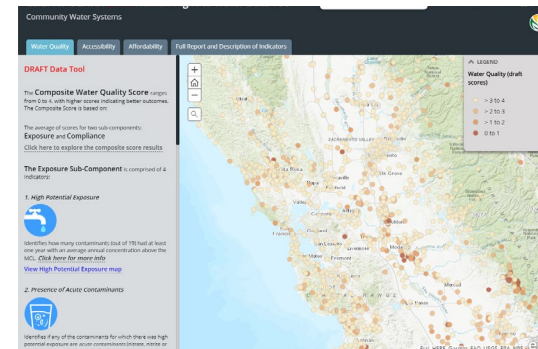
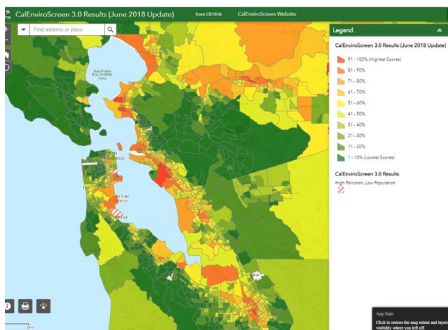


4.

Incorporate community-specific data and examine for additional pollution burden.



Environmental Justice Screen



What must the EJ Element do?

- **Identify disadvantaged communities** using statutory criteria
- **Address and reduce the unique or compounded health risks** in disadvantaged communities by:
 - Reducing pollution exposure, including improving air quality
 - Promoting public facilities
 - Promoting food access
 - Promoting safe and sanitary homes
 - Promoting physical activity
 - Other activities based on unique risks or needs in the community
- Promote **civic engagement** in the public decision-making process
- **Prioritize improvements and programs that address the needs** of disadvantaged communities

General Plan Guidelines and Technical Advisories

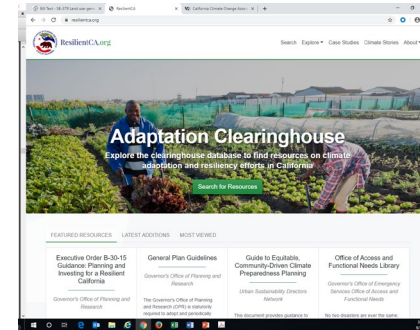
- **2017 General Plan Guidelines**
 - Chapter 4 (Required Elements)
 - Chapter 5 (Equitable and Resilient Communities)
 - Chapter 8 (Climate Change)
- **2020 EJ Guidance** – supersedes EJ section in 2017 GPGs
- **Fire Hazard Planning Technical Advisory Update (Draft, Nov 2020)**

All of these documents can be viewed/downloaded from OPR's website at:

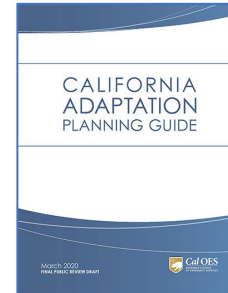
<https://opr.ca.gov/planning/general-plan/guidelines.html>

Adaptation Planning Resources

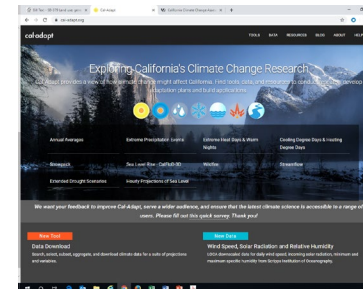
Adaptation Clearinghouse
(resilientca.org)



Adaptation Planning Guide
(resilientca.org/apg)



Cal-Adapt (cal-adapt.org)



Resilience Requirements in Local Plans

The planning landscape for Housing, Safety, and EJ Elements and your LHMP.



Michael Germeraad

Resilience Planner, ABAG
mgermeraad@bayareametro.gov



Rachael Hartofelis

Resilience Planner, ABAG
rhartofelis@bayareametro.gov



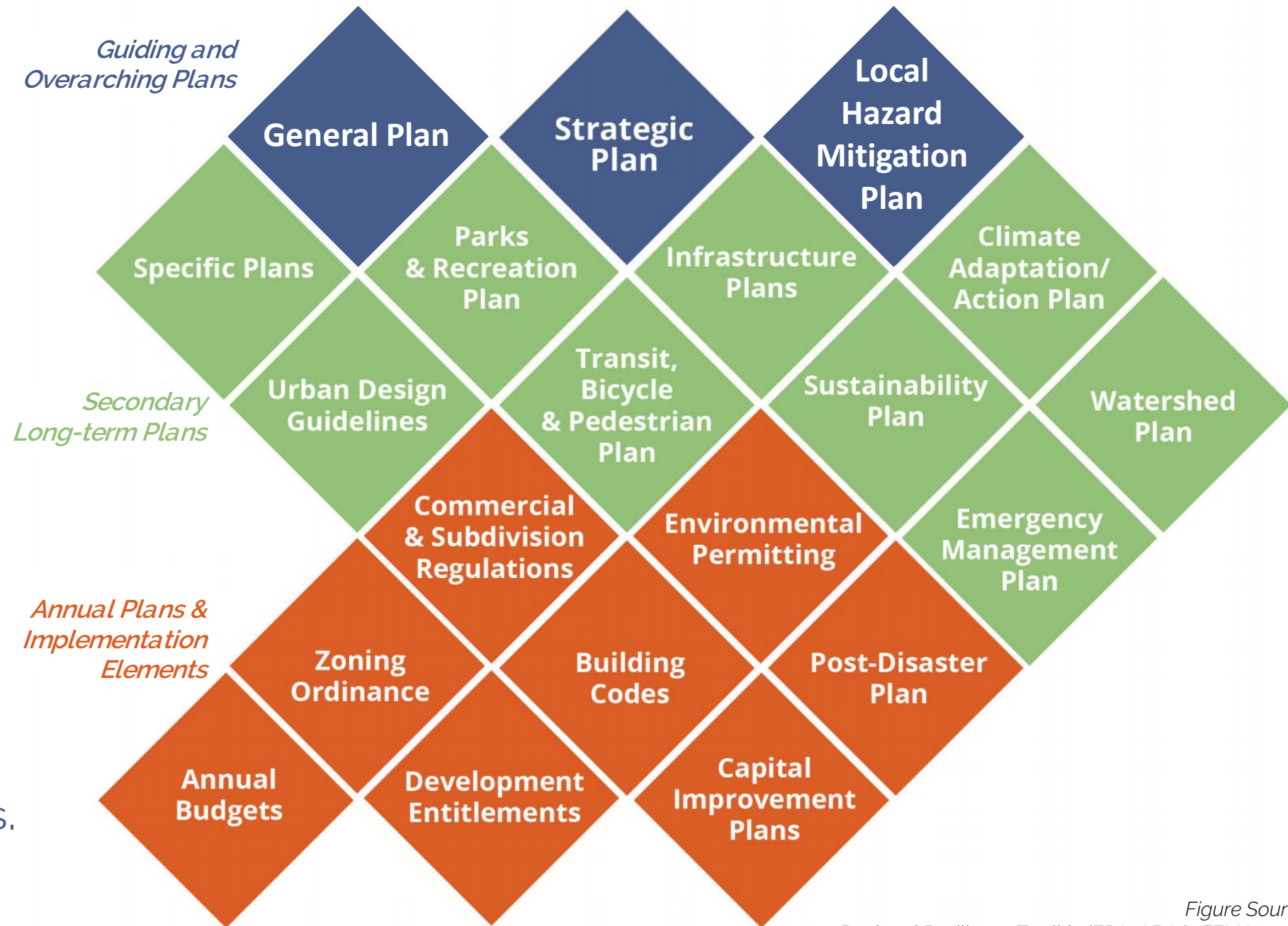
Carrie Simmons

CivicSpark Fellow
csimmons@bayareametro.gov

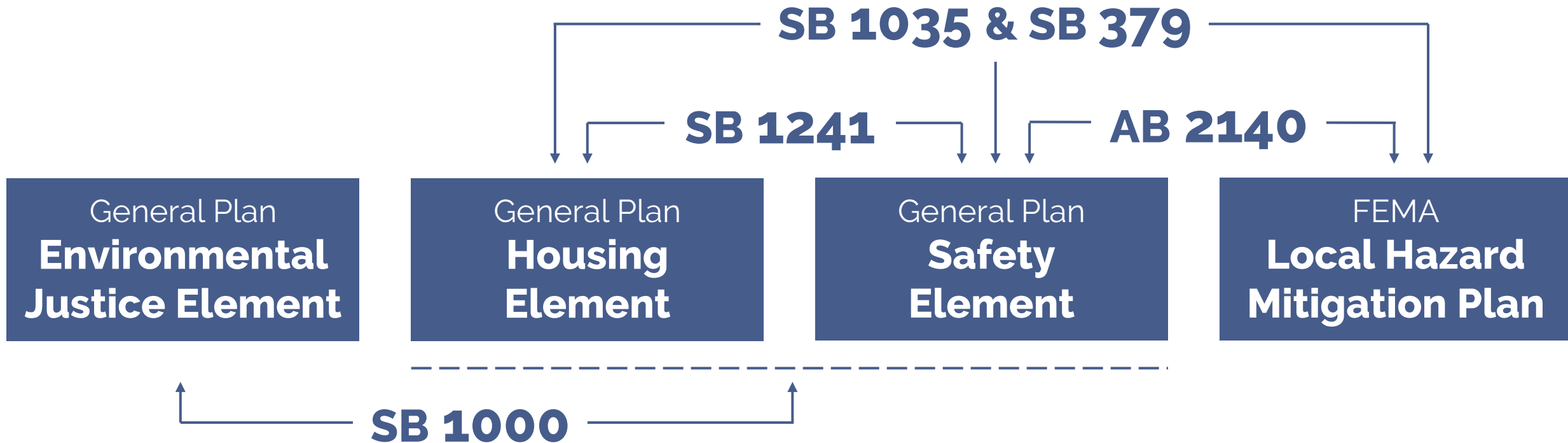


Resilience can be integrated into many different local plans.

Many Bay Area cities have an opportunity to do concurrent resilience planning over the next 2 years.

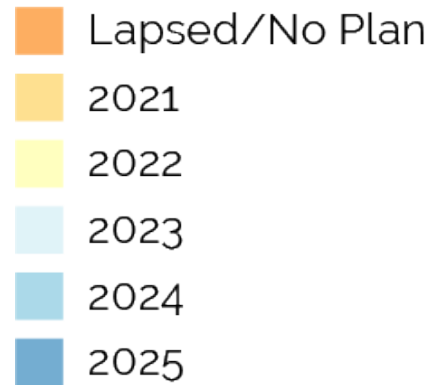


State laws are creating linkages between key local planning documents

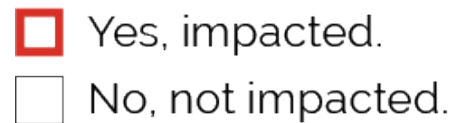


Bay Area jurisdictions have varying requirements and timelines.

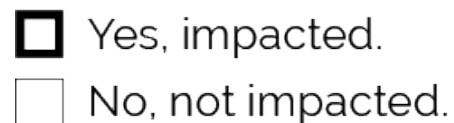
LHMP Expiration Date



Subject to SB1241?

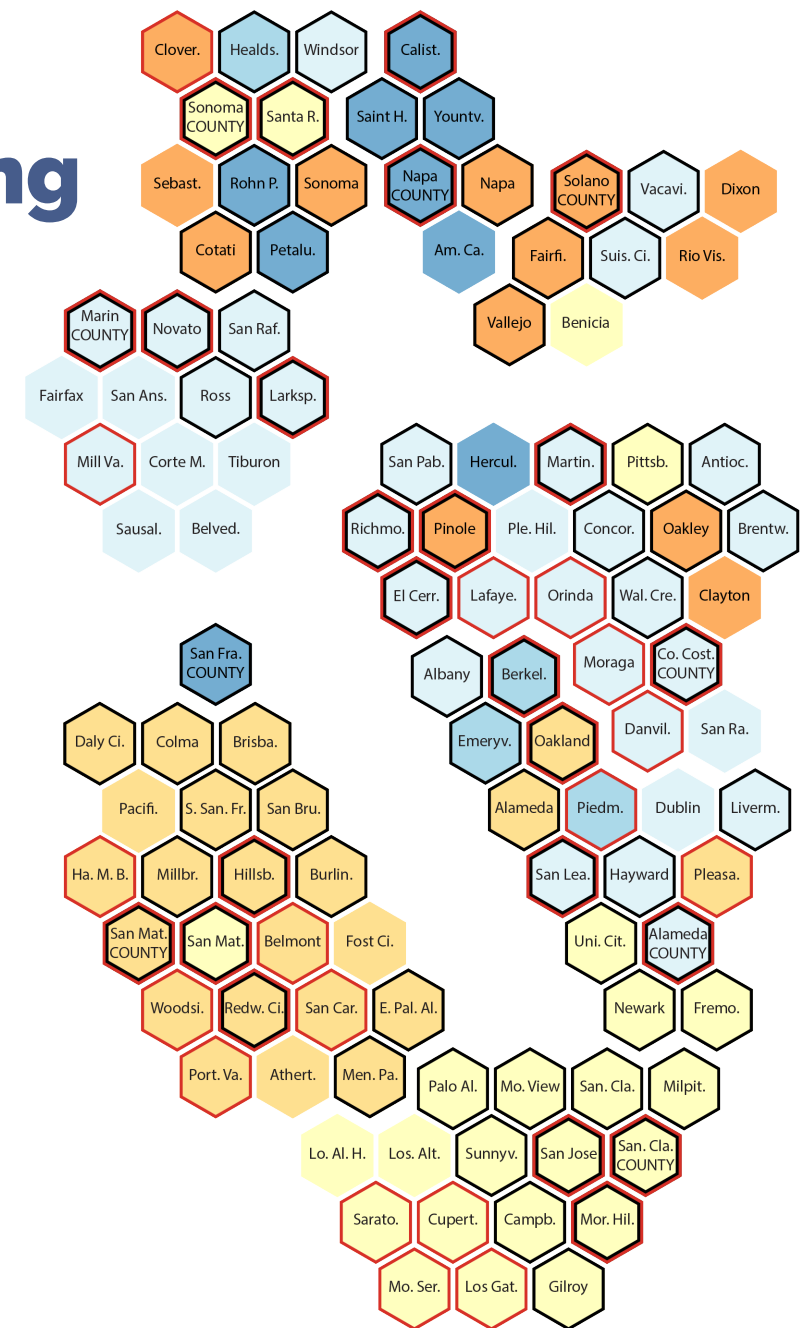


Subject to SB1000? *



Subject to SB 379 and SB 1035

Everyone is impacted



*Jurisdictions determine if they have disadvantaged communities. The highlighted jurisdictions here were based on a BAAQMD map using CalEnviroScreen 3.0 and an 80% AMI layer from 2016.

Synchronizing housing and safety element updates this cycle will set you up for the future.

Concurrent updates of the housing and safety elements is strategic. The suite of state laws discussed will force many cities to review both elements. For others a concurrent update, while not required, may be the most strategic option to line up 8-year update requirements of SB 1035 and SB 99.

Jurisdiction approaches will be varied. Many jurisdictions will be working through similar efforts; however, communities that address SB 1000 and SB 1241 will require additional steps in the process.

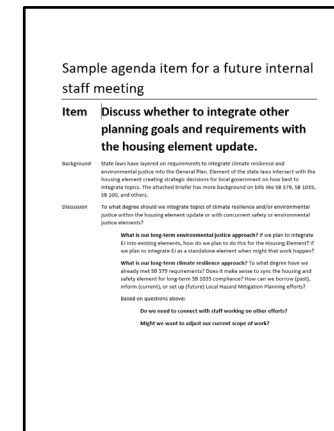
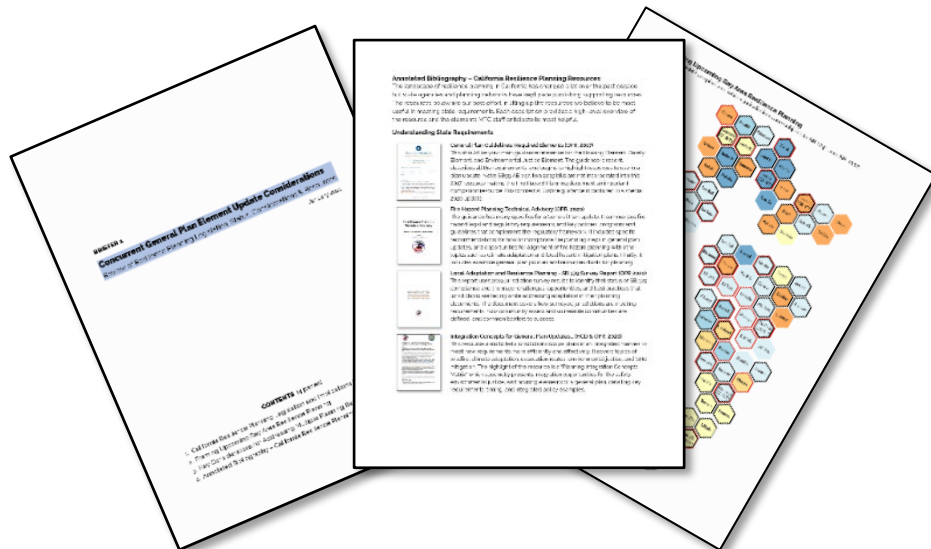
Good guides are available to help meet requirements and consider integrated planning approaches.

Integrated Planning Briefer

In addition to a summary of the content presented, it includes an **annotated bibliography of the five resources we found most helpful** in understanding update requirements and opportunities.

Sample Agenda for Internal Planning Meeting

Provides an outline to support an integrated planning conversation with your internal team. **Put this topic on your next agenda!**



Alignment and Integration Pathways for General Plan Element Updates

MTC/ABAG Webinar

May 11, 2021

Presented by:

Erik de Kok, AICP

Program Manager, Planning & Community Development

OPR

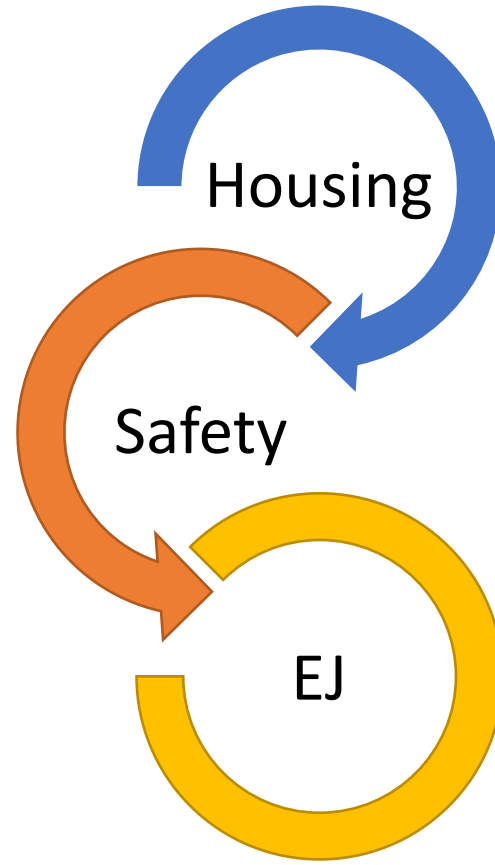
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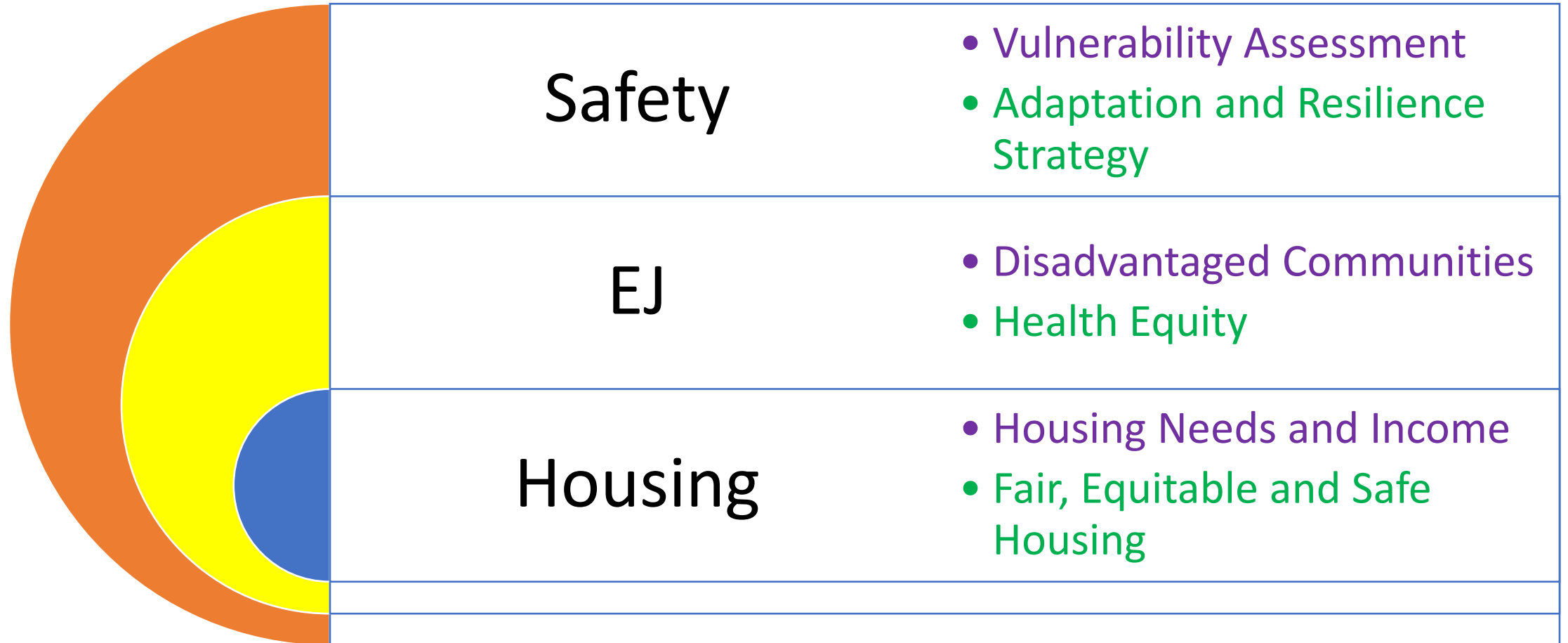
How to Align All of the Required Updates?

- Potential pathways for completing safety, EJ, and housing element updates depend on several factors:
 - Housing Element Update completion deadline
 - Date of last five-year LHMP update + timing of next LHMP update
 - Community engagement process
 - Anticipated CEQA compliance approach and schedule
 - Local agency capacity and priorities: staffing, budget, resources
 - Compliance requirements and legal risk determined by local agency

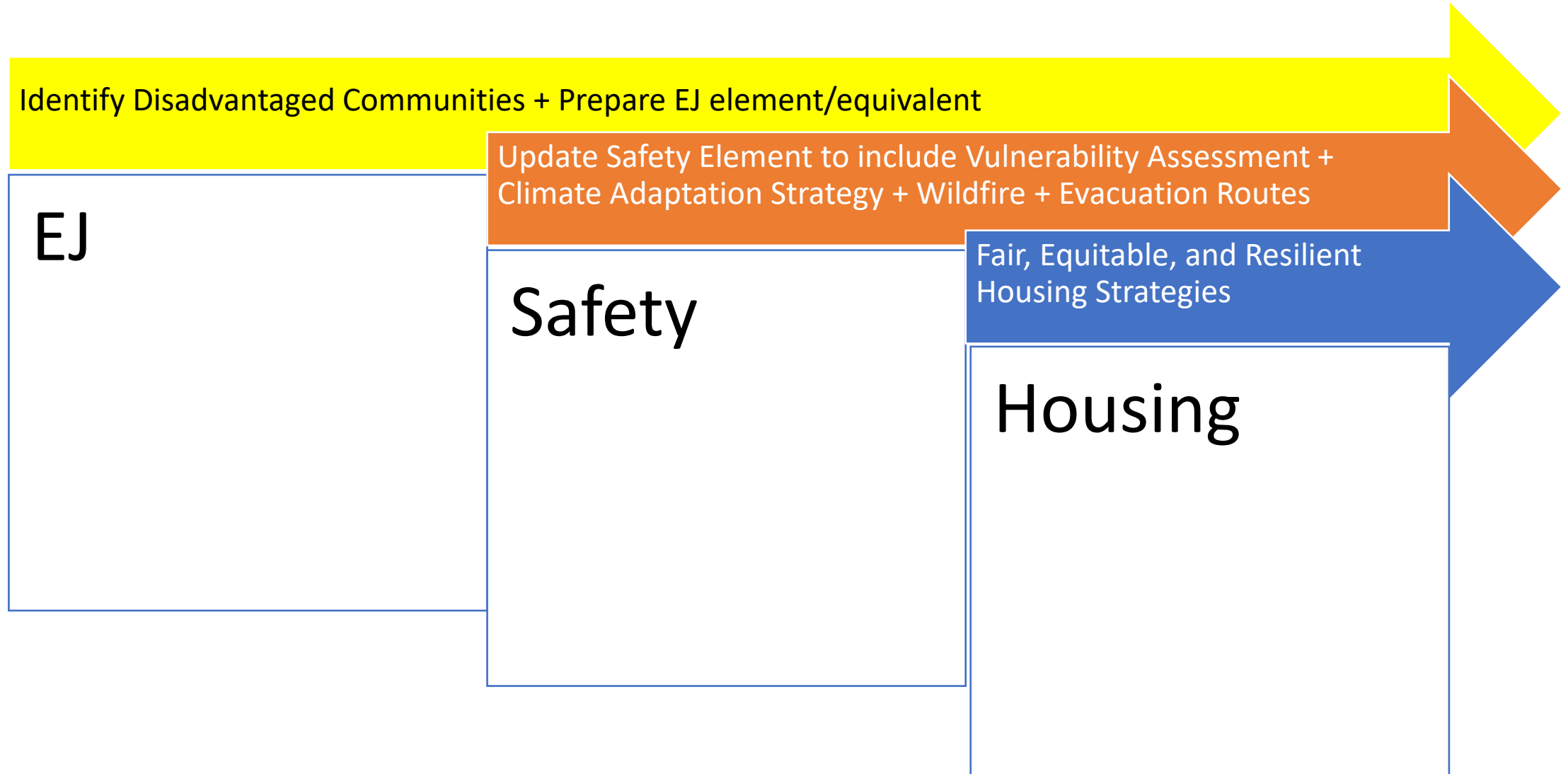
Cascading Updates Pathway



Concurrent Updates Pathway



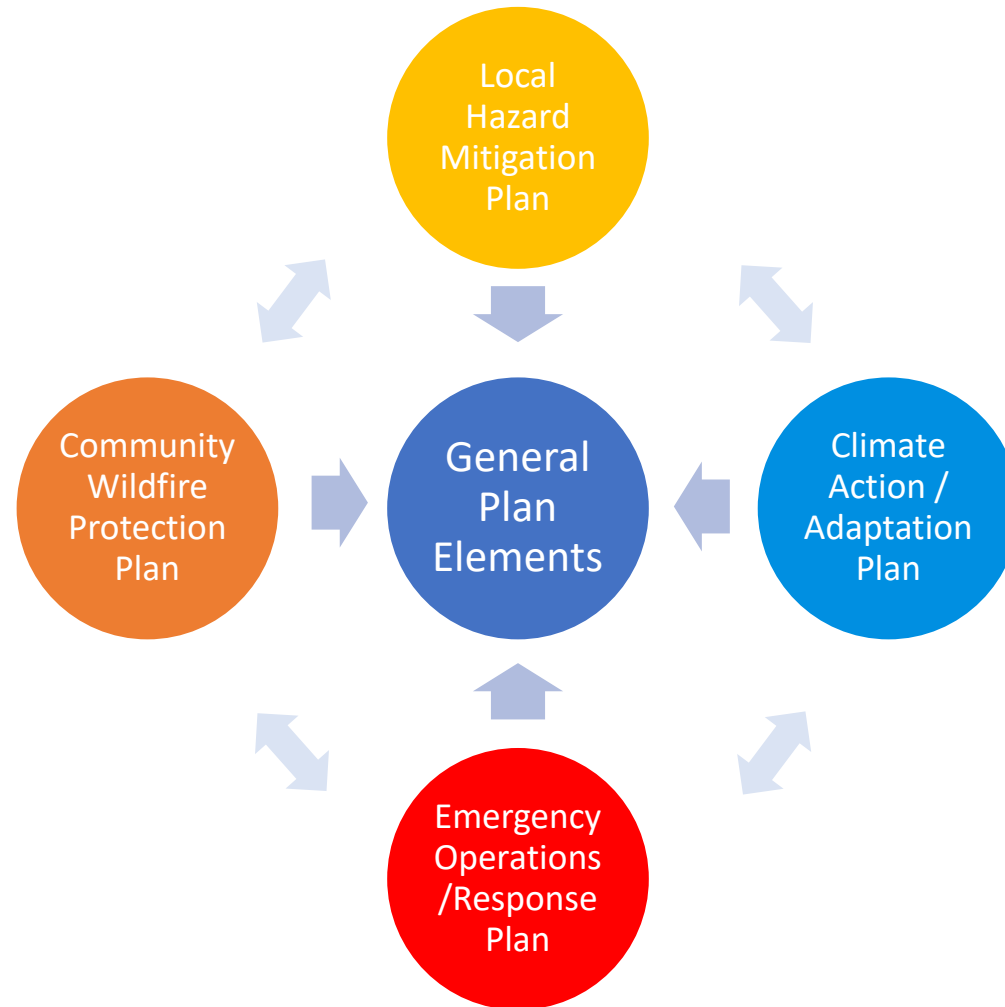
Overlapping/Sequential Tasks Pathway



Integration Across Elements

- Who are we planning for?
 - Concept: coordinate assessment of both vulnerable and disadvantaged communities
 - Determine which aspects of the analysis cut across all elements, and which are unique to a specific element
- What do we want to achieve?
 - Equitable, sustainable, and resilient communities
 - Alignment of policies and programs across elements to achieve these outcomes
 - Example: SB 1000 requires that EJ element/equivalent promote “safe and sanitary housing”. How can this be integrated with Housing Element update to address fair, equitable, and safe housing?
 - Example: Climate change vulnerability and adaptation planning may identify areas with growing risk or new risks. How can an enhanced understanding of changing risk inform housing element sites inventory, or other policies related to land use, housing, infrastructure, and other long-term resilience considerations?

Alignment Across Plans



Questions



Integrated planning in practice perspectives from cities and counties

Voluntary Integration of Environmental Justice

Mary Jeyaprakash, City of Sunnyvale

Concurrent Safety & Housing Element Updates

Jack Liebster - Marin County

Integrating EJ and Other Themes into GP Elements

Will Nelson - Contra Costa County



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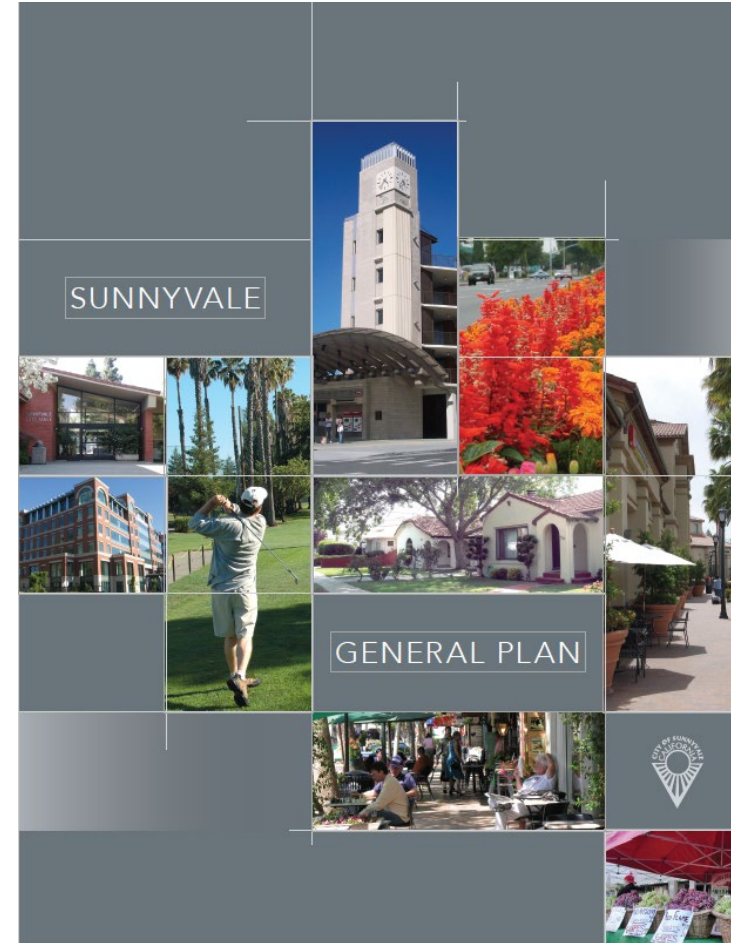
Sunnyvale

General Plan Update - Voluntary Integration of Environmental Justice

City of Sunnyvale Planning Division
May 11, 2021

Overview

- Background
- Screening - Findings
- EJ Goals & Policies
- Update Considerations
- Contact



Environmental Justice

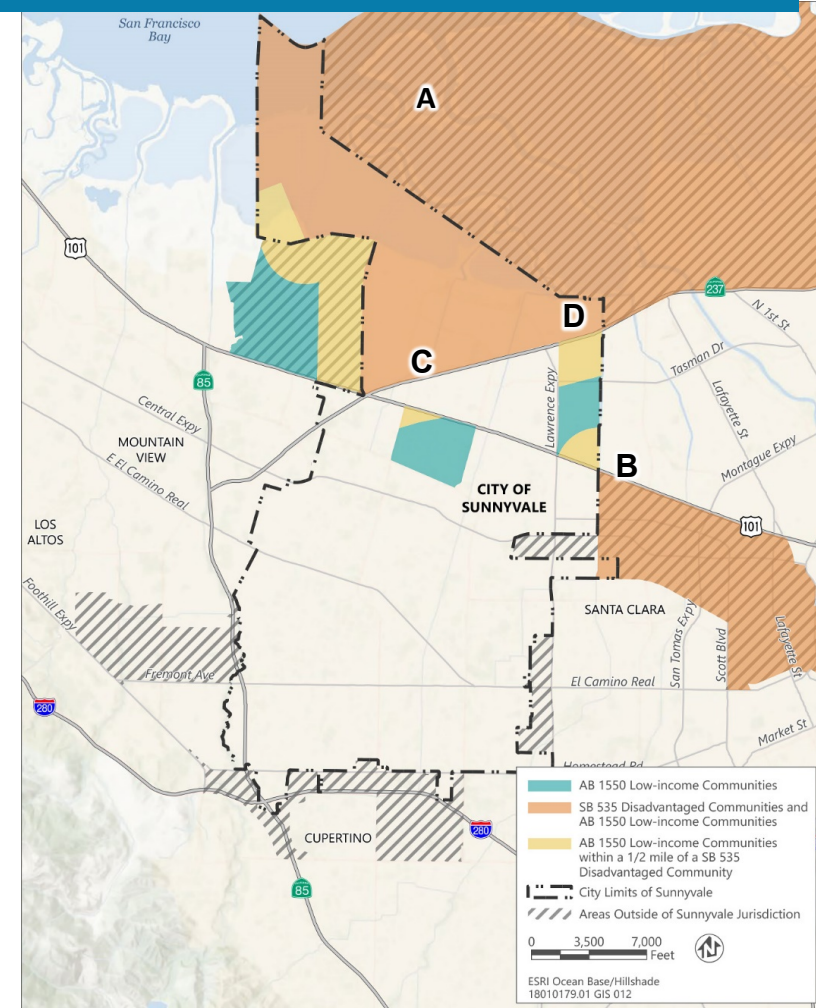
Background

- Sunnyvale has no disadvantaged communities
 - ◆ Low-income/disadvantaged residents
- Updated Land Use and Transportation Element has EJ policies
- Sunnyvale voluntarily creating policies

Environmental Justice

Screening - Findings

- Low-income Communities
 - ◆ Neighborhoods C & D
- Disadvantaged Communities
 - ◆ Neighborhoods A & B
 - ◆ No residential units withing census tracks in Sunnyvale



Environmental Justice

Existing Goals & Policies

- Reduce exposure to air pollution
- Improve access to healthy food & open space
- Improve public investment
- Ensure equal civic engagement

Environmental Justice

Update Considerations

- Strengthen existing policies
- Integrate new policies
 - Add to Air Quality/Noise sections
 - Add to Introduction

Questions?

Staff Contact

Mary Jeyaprakash

Associate Planner

408-730-7449

MJeyaprakash@sunnyvale.ca.gov

Project Webpage:

<https://sunnyvale.ca.gov/news/topics/airnoiseupdate.htm>

MARIN

COUNTYWIDE PLAN



ADOPTED NOVEMBER 6, 2007

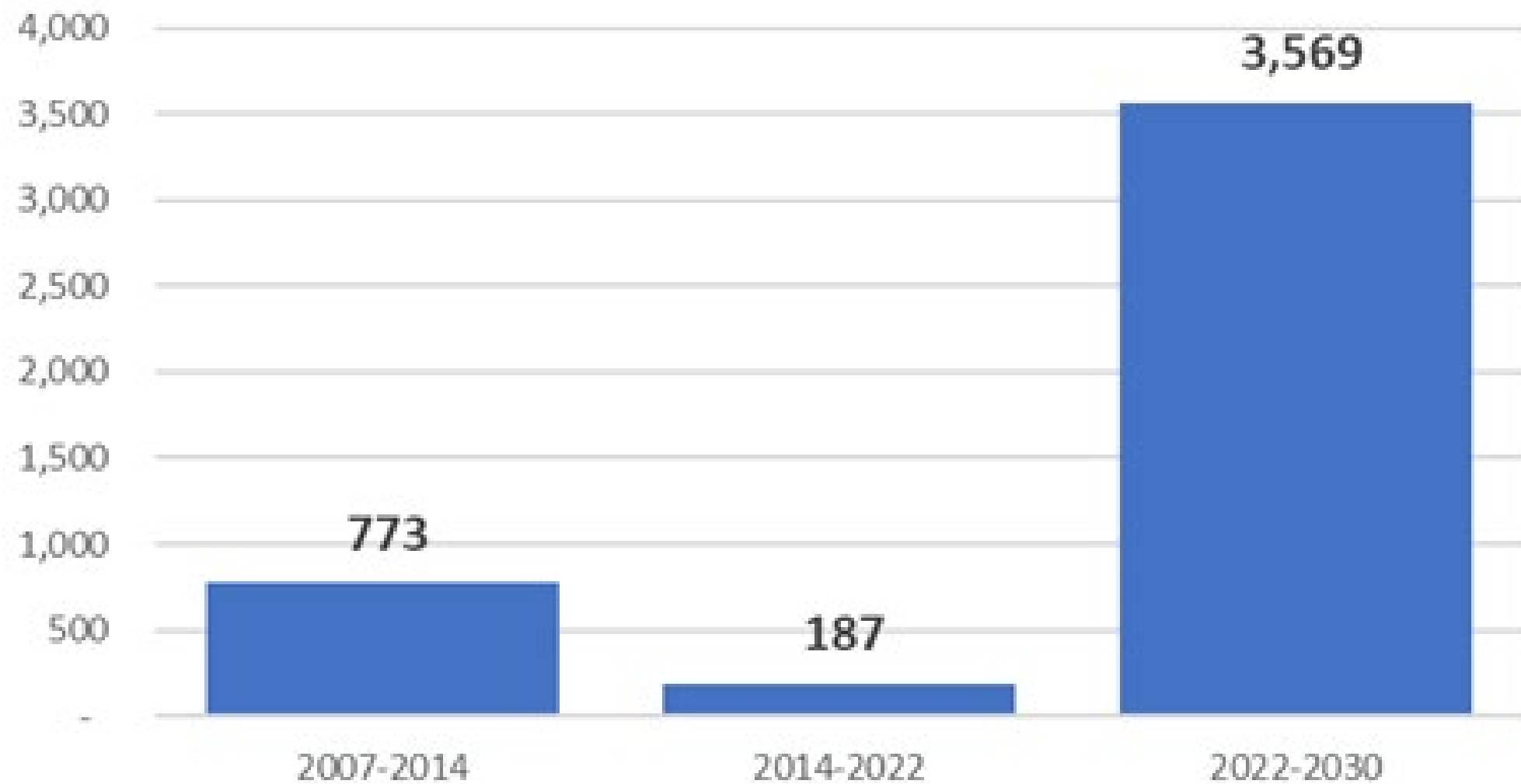
Safety Element Update Legislation

- SB 99 (2019):** Identify residential developments in any hazard area...that do not have at least **2 emergency evacuation routes...**
- SB 379 (2015):** Review and update Safety Elements of general plans to **include climate adaptation and resiliency strategies.**
- SB 1035 (2018):** **Identify new information** relating to flood and fire hazards and climate adaptation and resiliency strategies ... that was not available during the previous revision of the safety element.
- AB 747 (2019):** Upon the next revision of a Local Hazard Mitigation Plan, the Safety Element shall **identify evacuation routes** and their capacity, safety, and viability under a range of emergency scenarios.
- AB 2140 (2006):** By **adopting a certified Local Hazard Mitigation Plan into the General Plan**, a local government could receive 100% of any emergency funding available from FEMA and the State. Without such adoption, the County would receive 75% of the funding.)

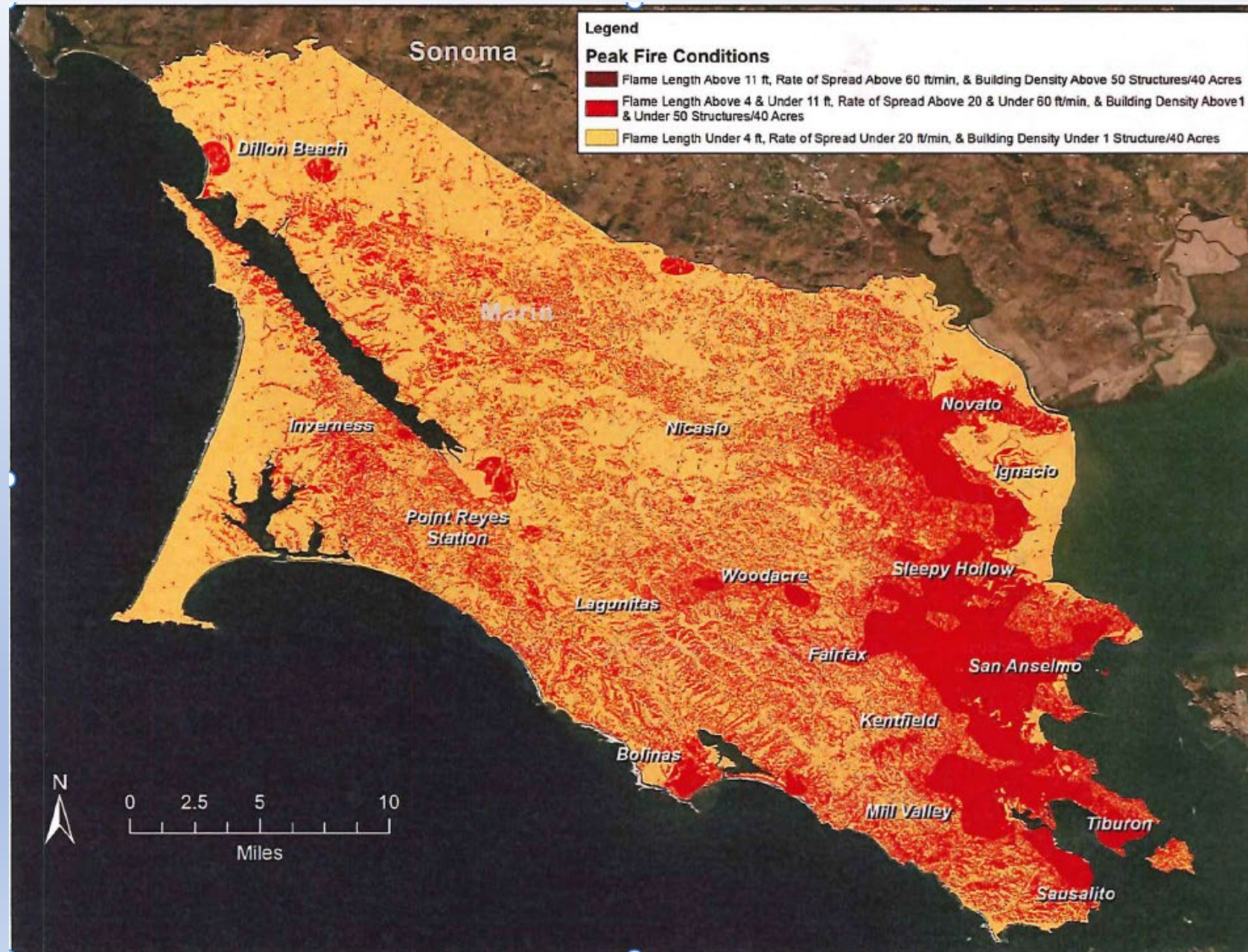
AB 379 –Climate Adaptation Mandate

- **A vulnerability assessment** - to identify the risks that climate change poses to the local jurisdiction and the geographic areas at risk from climate change impacts, including, but not limited to, an assessment of how climate change may affect those risks
- **A set of adaptation and resilience goals, policies and objectives**, based on this information,
- **A set of feasible implementation measures** - designed to carry out the [climate adaptation] goals, policies, and objectives.

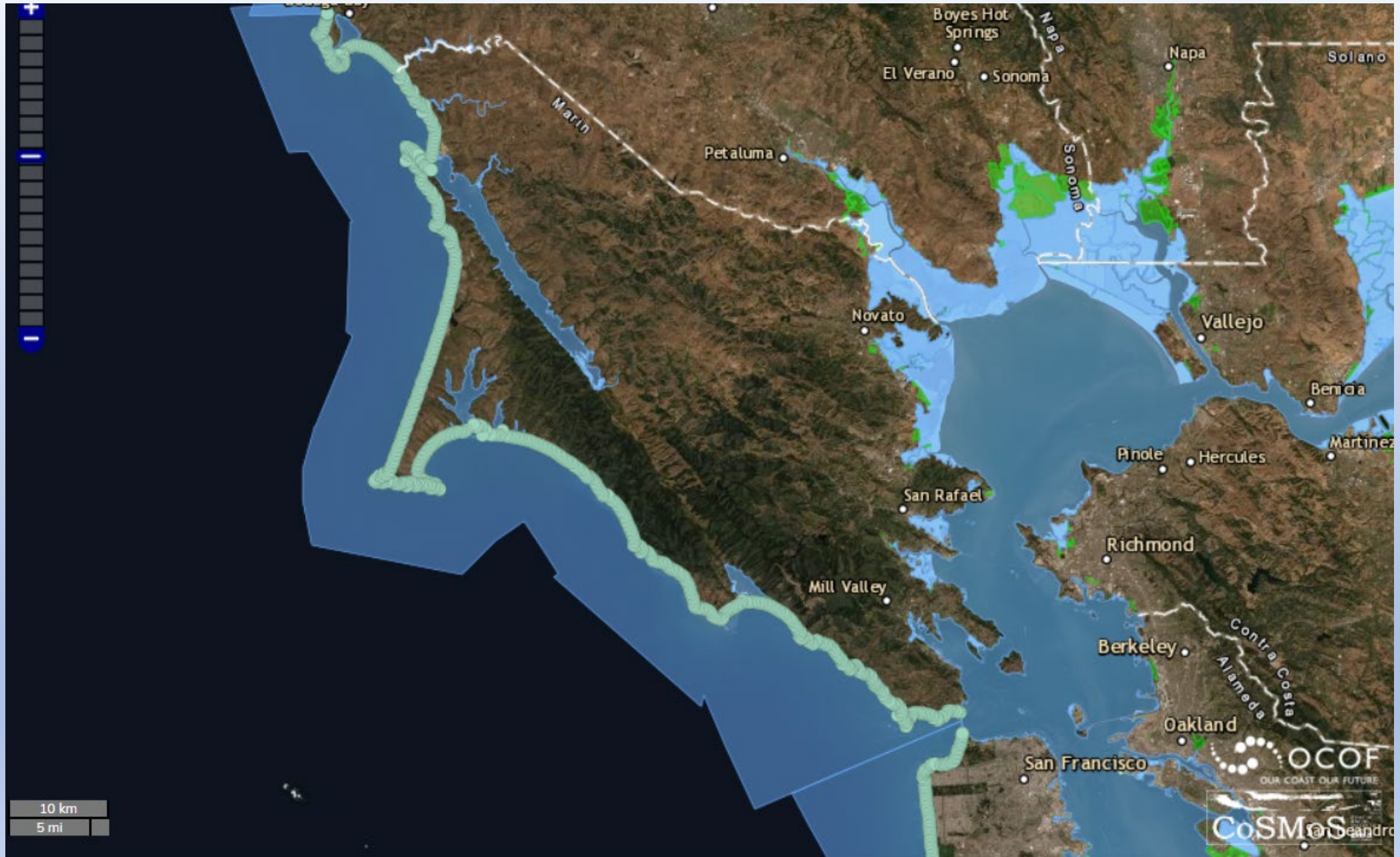
Marin County RHNA by Cycle



County-Level Fire Hazard Assessment Preliminary Results - Peak Fire Conditions

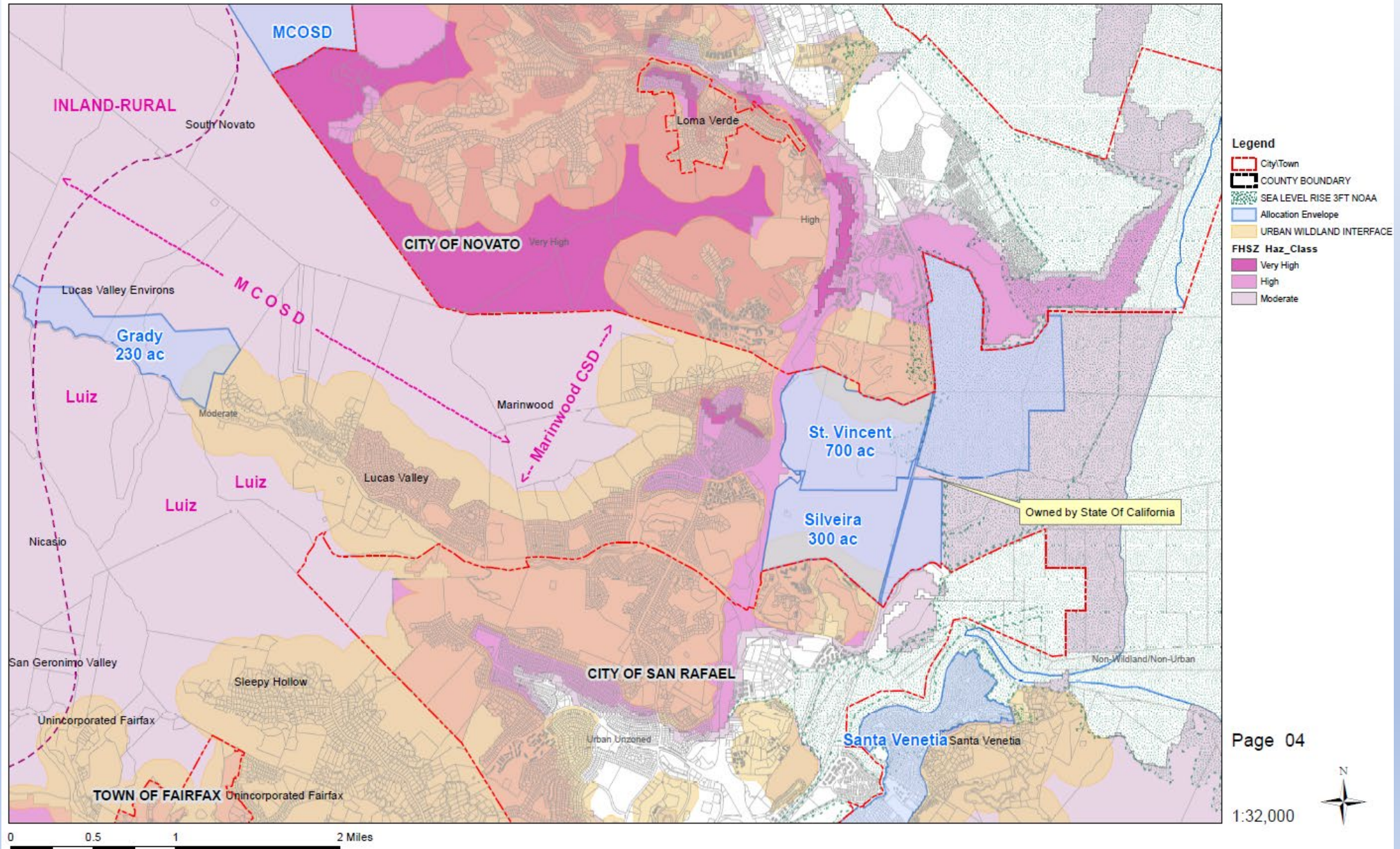


Marin SLR 3.3 ft, No Flooding

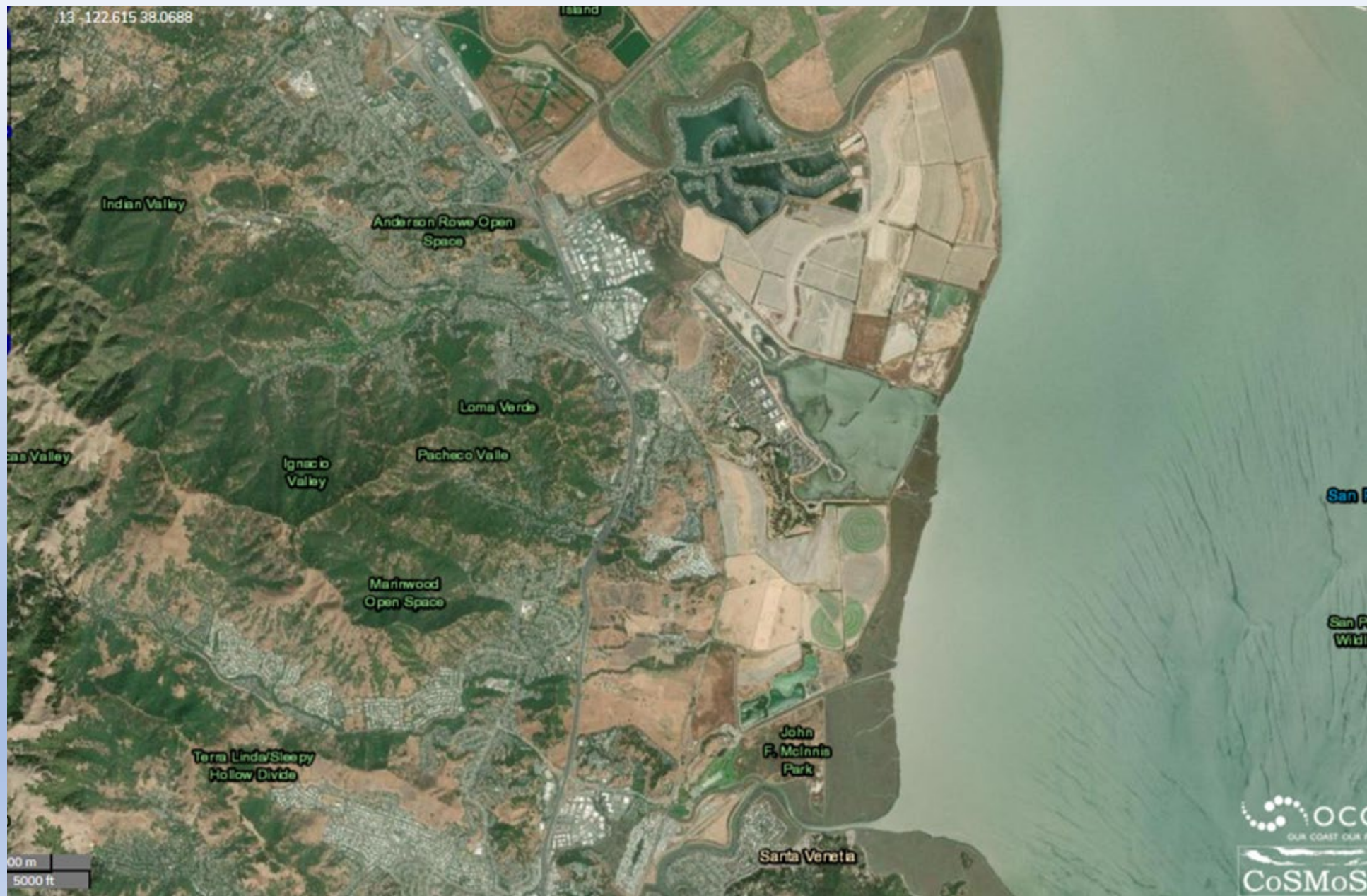


Marin County Potential New Development Areas

St Vincent / Silveira and Grady



Northern Unincorporated Marin County



3.3 ft SLR, No Storm Flooding, Dry Land Remains





PROPOSAL FOR THE
COUNTY OF MARIN
2023-2031
Housing and Safety Elements



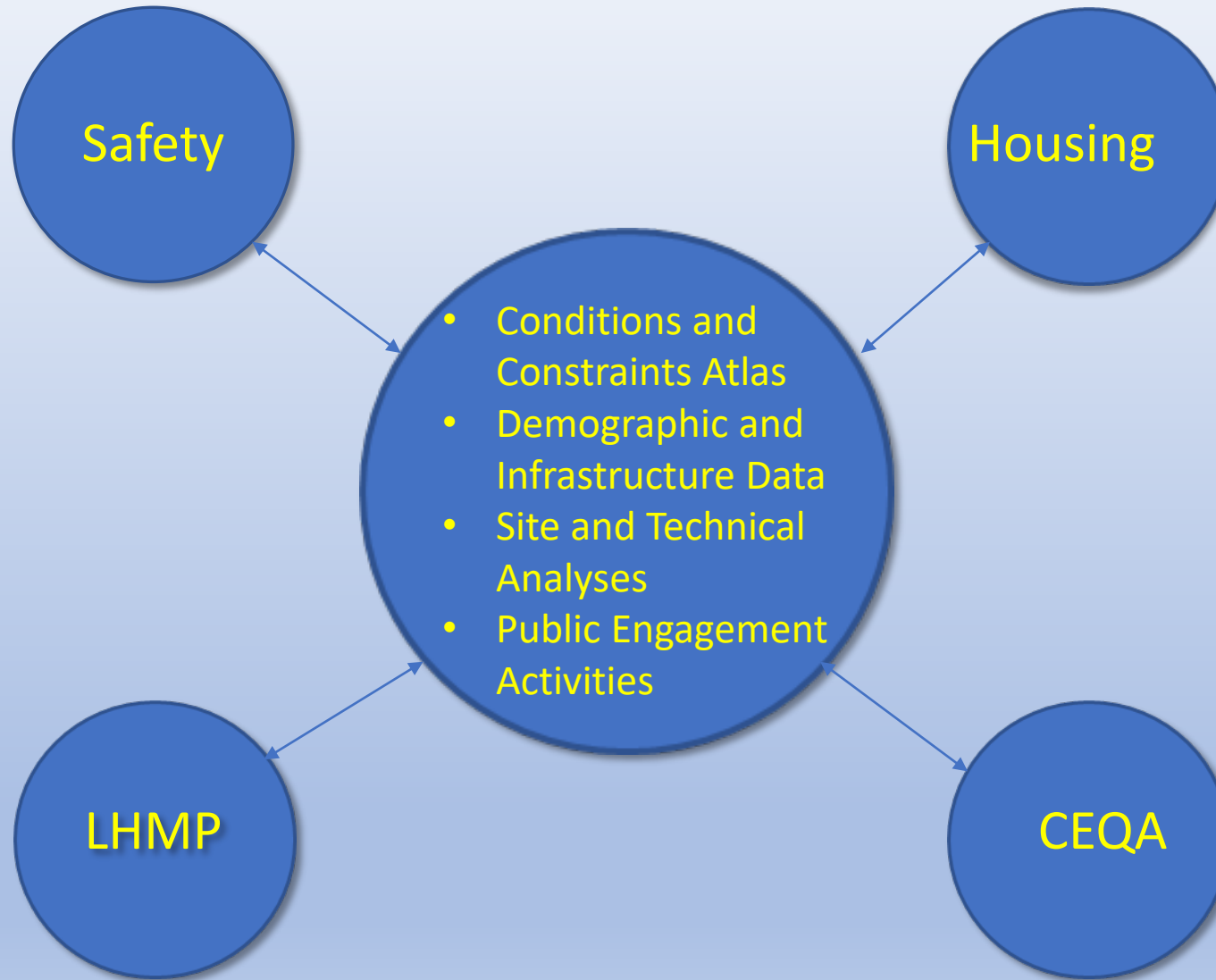
APRIL 7, 2021



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CSW|STUBER-STROEH ENGINEERING GROUP | W-TRANS
KITTELSON | WILDLAND RESOURCE MANAGEMENT



Jack Liebster

County of Marin

jliebster@marincounty.org

415 342-9553

Integrated planning in practice perspectives from cities and counties

Integrating EJ and Other Themes into GP Elements

Will Nelson - Contra Costa County

Questions



Breakout Conversation

How will your jurisdiction address environmental justice or resilience as part of, or in parallel with, the housing element update?



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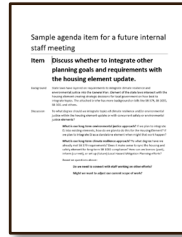


Association of Bay Area Governments



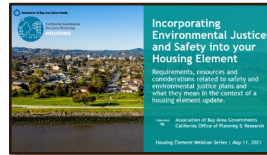
Briefer

Provides a background summary of state laws, regional context, and an annotated bibliography of useful resources.

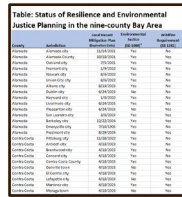


Sample Agenda

Provides an outline to support an integrated planning conversation with your internal team. Put this topic on your next agenda!



Other Resources



Webinar Slides

Go back and revisit the pieces that were most useful.



Planning Requirement Table

If the hexagon map was confusing the same information is displayed in an excel table.



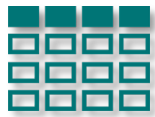
Safety Element One Pager

A focused look at the requirements to consider when updating the safety element.

Next Steps

1. If you haven't yet had a conversation about the safety or environmental justice elements consider placing that conversation on a future agenda.
2. Download the resources highlighted today to learn more and consider including as attachments to your agenda.
3. Mark the following dates on your calendar and register:
 - a) **May 18th 9:00am** for a deep dive into the housing sites inventory.
 - b) **May 25th 9:00am** for an introduction to best remote meeting practices & tools.
 - c) **June 8th 9:00am** for an introduction to resources that help integrate resilience directly into the housing element.

How is ABAG integrating resilience into REAP?



Housing Vulnerability Data Tables *(coming soon)*

Cities can include city specific residential exposure tables to climate impacts.



Housing Element Site Selection (HESS) Tool *(available now)*

Climate and seismic constraints are included as layers to consider for the site inventory.



Regional Consultant Bench *(coming soon)*

Resilience expertise is included on the bench if those skills are helpful.



Cohorts *(coming soon)*

A Wildfire Cohort is planned to launch this summer. Consider joining and let us know if there are concepts you'd like to support with. Email mgermeraad@bayareametro.gov



Resilience Resources *(Integrated Planning Briefer available now, others coming)*

Resource guides, annotated bibliographies, and sample documents are under development to support the integration of resilience in housing element updates.



Thank You.

housingTA@bayareametro.gov